

MEMORANDUM

October 19, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T.. Kenney, Director

SUBJECT: AUTHORIZATION TO PETITION THE ZONING COMMISSION FOR A  
MAP AMENDMENT TO CHANGE SITE FOR SUMNER STREET, EAST  
BOSTON, ELDERLY HOUSING FROM I-2, M-2 AND W-2 DISTRICTS  
TO AN H-2-U DISTRICT, SUMNER STREET NEIGHBORHOOD  
DEVELOPMENT PROGRAM, MASS. A-3

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In accordance with the provision of the Sumner Street Neighborhood Development Program (Mass. A-3), approved by the Authority on April 2, 1970, it is requested that the Director be authorized to petition the Zoning Commission of the City of Boston to change from an I-2 (general industry with a floor area ratio of 2.0), an M-2 (restricted manufacturing with a floor area ratio of 2.0), and a W-2 (waterfront industrial with a floor area ratio of 2.0) district to an H-2-U (apartment with a floor area ratio of 2.0, Urban Renewal area) subdistrict, a tract of land (see attached map) comprising the Sumner Street Neighborhood Development Program (Mass. A-3); the proposed zoning change is authorized by said Program.

VOTED: That the Director is hereby authorized to petition the Zoning Commission of the City of Boston for a map amendment to change from an I-2, M-2 and W-2 district to an H-2-U district a tract of land (see attached map), which comprises the Sumner Street Neighborhood Development Program, in the East Boston section of the City of Boston.



PLAN OF LAND  
EAST BOSTON, MASS.  
LEGEND

0 200 400 ft

AREA INVOLVED

AREA NOTIFIED

ZONE BOUNDARY





## MEMORANDUM

October 19, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing Date: 11/7/72

Petitions Nos. Z-2563-2564  
Eliot Realty Corp.  
Westbourne Realty Trust  
Eliot L. Canter, Trustee  
167 & 185 Corey Road, Brighton

Petitioner seeks a conditional use and three variances for a change of occupancy from office and storage to 25 apartments and ancillary off-street parking in a residential (R-.8) district. The proposal violates the code as follows:

167 Corey RoadReq'dProposed

Section 8-7. Off street parking on an adjacent lot is a conditional use.

185 Corey Road

Section 14-2.	Lot area for additional dwelling unit is insufficient.	1500 sf/du	582 sf/du
Section 17-1.	Open space is insufficient.	800 sf/du	545 sf/du
Section 23-1.	Off street parking is insufficient.	26 spaces	0

The property, located at the intersection of Corey Road and Westbourne Terrace at the Brookline line, contains a two story frame contractor's office and storage structure. The petitioner has indicated to the staff that 14 units would be utilized for elderly occupancy. Parking would be provided on an adjacent lot owned by the petitioner. The following conditions are recommended: that all plans are submitted for design review; that elderly units are provided as indicated by the petitioner; that both residential and parking sites are suitably landscaped.  
Recommend approval with provisos.

Board of Appeal Referral Z-2563-2564  
10/19/72

VOTED: That in connection with Petitions Nos. Z-2563-2564, brought by Eliot Realty Corp., 167 & 185 Corey Road, Brighton, for a conditional use and three variances for a change of occupancy from office and storage to 25 apartments and ancillary off street parking in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided that all plans are submitted to the Authority for design review; that 14 units are provided for elderly occupancy as indicated by the petitioner; that both residential and parking sites are suitably landscaped.





Z-2563-64  
167-185 COREY ST.  
(ORI)



Board of Appeal Referrals 10/19/72

Hearing Date: 10/24/72

Petition No. Z-2570

Nick Haddad

27 Temple Street, Boston

Petitioner seeks a forbidden use and a variance for a change of occupancy from nine apartments and store to ten apartments in an apartment (H-2-65) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families and not meeting the requirements of open space is forbidden in an H-2 district.		
Section 17-1. Open space is insufficient.	150 sf/du	0

The property, located on Temple Street near the intersection of Cambridge Street, contains a five story masonry structure. The proposed apartment will occupy former store area. Exterior alterations must meet the approval of the Beacon Hill Architectural Commission. Replacement of the non-conforming commercial use with a residential unit is desirable and consistent with the character of the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-2570, brought by Nick Haddad, 27 Temple Street, Boston, for a forbidden use and a variance for a change of occupancy from nine apartments and store to ten apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Replacement of the non-conforming commercial use with a residential unit is desirable and consistent with the character of the neighborhood. Exterior alterations must meet the approval of the Beacon Hill Architectural Commission.







Board of Appeal Referrals 10/19/72

Hearing Date: 10/31/72

Petition No. Z-2583  
Joseph & Rita Ippolito  
214-218 Cambridge Street  
Boston

Petitioner seeks two variances for a change of occupancy from stores and storage to eight apartments and store in a local business (L-2) district. The proposal violates the code as follows:

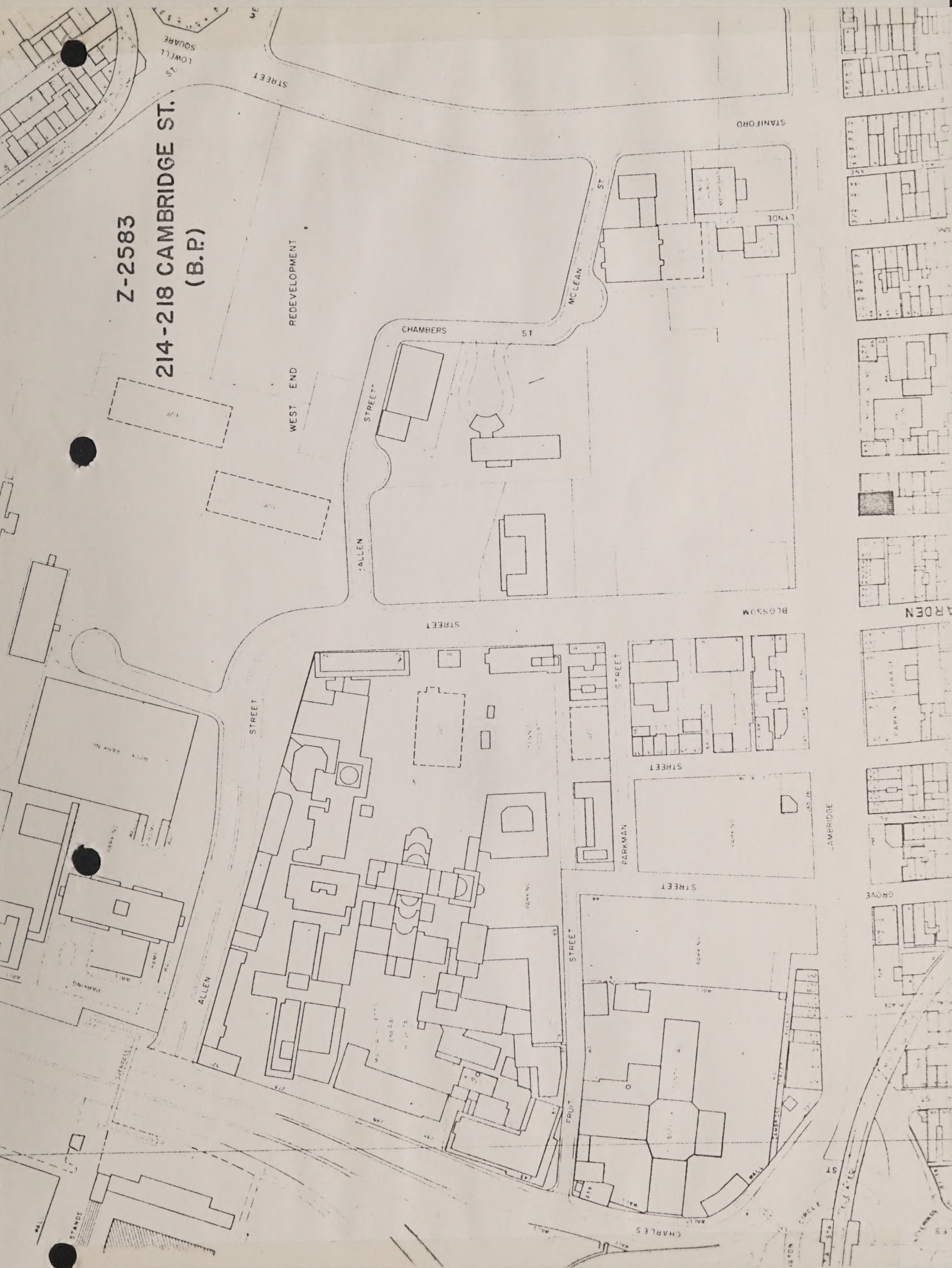
	<u>Req'd</u>	<u>Proposed</u>
Section 17-1. Open space is insufficient.	150 sf/du	0
Section 23-1. Off street parking is insufficient.	6 spaces	0

The property, located at the intersection of Cambridge and Irving Streets, contains a five story brick structure. The proposed apartment units would be consistent with the surrounding residential neighborhood. The staff recommends that the petitioner lease space at nearby facilities to provide required off street parking; that the structure be totally rehabilitated under one permit and not piecemeal as proposed; that plans be submitted for design review.  
Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2583, brought by Joseph & Rita Ippolito, 214-218 Cambridge Street, Boston, for two variances for a change of occupancy from stores and storage to eight apartments and store in a local business (L-2) district, the Boston Redevelopment Authority recommends approval provided that the petitioner lease space at nearby facilities to provide required off street parking; that the structure be totally rehabilitated under one permit and not piecemeal as proposed; that plans be submitted to the Authority for design review.



Z-2583  
214-218 CAMBRIDGE ST.  
(B.P.)





Board of Appeal Referrals 10/19/72

Hearing Date: 10/31/72

Petition No. Z-2587  
Wong Wun Sun Association, Inc.  
William Wong  
8-10 Hudson Street, Boston

Petitioner seeks a conditional use for a change of occupancy from four apartments, office and restaurant to six apartments, private club, and restaurant, and, to erect a two story addition to existing structure in a light manufacturing (M-8) district. The proposal violates the code as follows:

Section 8-6. A change in a pre-existing conditional use requires a Board of Appeal hearing.

The property, bounded by Hudson Street, Kneeland Street and the Fitzgerald Xway, contains a four story brick structure. Rehabilitation would include extension of existing basement restaurant, first floor meeting room and conversion of attic to residential units. The proposal is consistent with the commercial - residential character of the neighborhood and has the support of community organizations. Recommend approval.

VOTED: That in connection with Petition No. Z-2587, brought by Wong Wun Sun Association, Inc., William Wong, 8-10 Hudson Street, Boston, for a conditional use for a change of occupancy from four apartments, office, restaurant, and, to erect a two story addition to existing structure in a light manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval. The proposal is consistent with the commercial - residential character of the neighborhood and has the support of community organizations.







Board of Appeal Referrals 10/19/72

Hearing Date: 10/31/72

Petition No. Z-2599  
Alvin Realty Trust  
Philip Shwachman, Trustee  
17 Cazenove Street, Boston

Petitioner seeks a forbidden use and two variances for a change of occupancy from 10 to 20 apartments in a general business (B-4) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families not meeting one half the requirements of open space and off-street parking is forbidden in a B-4 district.		
Section 17-1. Open space is insufficient.	100 sf/du	0
Section 23-1. Off street parking is insufficient.	5 spaces	0

The property, located on Cazenove Street near the intersection of Columbus Avenue in the South End Urban Renewal area, contains a fire damaged, vacant and open five story masonry structure. The staff recommends that rehabilitation and conversion plans be submitted for design review approval and that the petitioner provide the required off street parking within walking distance of the site.  
Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2599, brought by Alvin Realty Trust, Philip Shwachman, Trustee, 17 Cazenove Street in the South End Urban Renewal area, for a forbidden use and two variances for a change of occupancy from 10 to 20 apartments in a general business (B-4) district, the Boston Redevelopment Authority recommends approval provided that rehabilitation and conversion plans are submitted for design review and that the required off street parking be supplied within walking distance of the site.





Z-2599  
17 CAZENOVE ST  
(B.P.)



This is a detailed street map of the Long Wharf area in New Haven, Connecticut. The map shows a grid of streets including Atlantic Avenue, Milk Street, and various wharves. Key locations marked include the Post Office, City Hall, and several churches. The map is oriented with North at the top.

**Streets and Landmarks:**

- Atlantic Avenue:** The main thoroughfare running horizontally across the top of the map.
- Milk Street:** A major street running vertically through the center of the map.
- Wharves:** Several wharves are labeled, including "CENTRAL WHARF", "MILK WHARF", and "LONG WHARF".
- Churches:** Several churches are marked, including "ST. JOHN'S CHURCH", "ST. PETER'S CHURCH", and "ST. MARY'S CHURCH".
- Public Buildings:** The "POST OFFICE" and "CITY HALL" are clearly marked.
- Other Streets:** Other streets shown include "MADISON STREET", "CHATHAM STREET", "MILK STREET", "NORTH STREET", "SOUTH STREET", "EAST STREET", and "WEST STREET".

The map is a black and white line drawing, typical of a historical or official street map. It shows the layout of the city, including the waterfront and the surrounding streets.



Board of Appeal Referrals 10/19/72

Hearing Date: 10/31/72

Petition No. Z-2603  
Thomas J. Diab  
148-150 Tremont Street  
Boston

Petitioner seeks a conditional use for a change of occupancy from offices and stores to offices, stores and fast food restaurant in a general business (B-10) district. The proposal violates the code as follows:

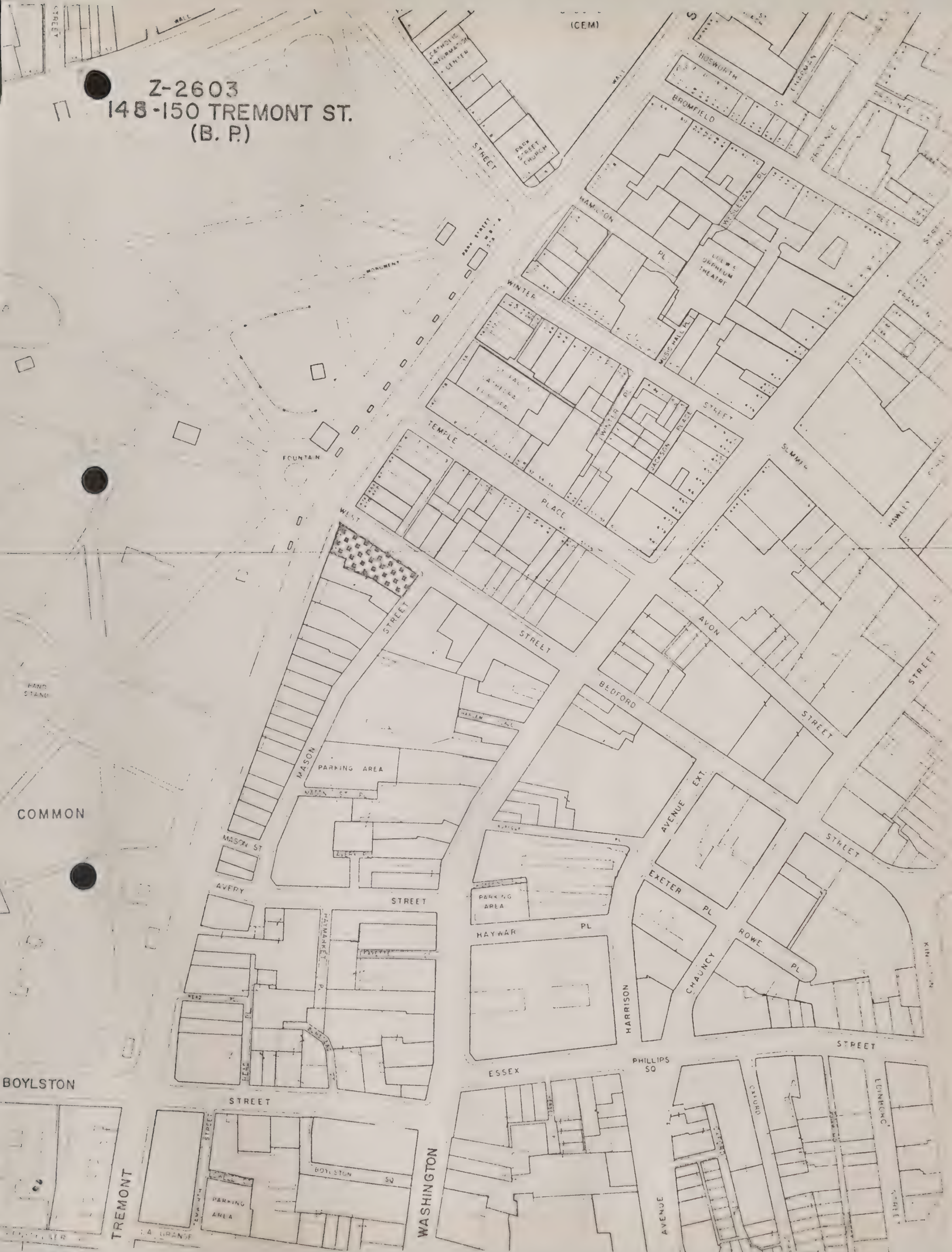
Section 36A. Sale over the counter of on-premises prepared food or drink for off-premise consumption if as so sold such food is ready for take out is a conditional use in a B-10 district.

The property, located at the intersection of Tremont and West Streets, contains an eleven-story office building. It is proposed to renovate approximately 4,600 square feet of first floor space for use as a "Burger King" restaurant. There will be dining and seating facilities for over 200 persons and entrances and exits on both streets.  
Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-2603, brought by Thomas J. Diab, 148-150 Tremont Street, Boston, for a change of occupancy from offices and stores to offices, stores and fast food restaurant in a general business (B-10) district, the Boston Redevelopment Authority recommends approval provided that exterior and interior renovation plans are submitted to the Authority for design review.



Z-2603  
148-150 TREMONT ST.  
(B. P.)





Board of Appeal Referrals 10/19/72

Hearing Date: 10/24/72

Petition No. Z-2611  
John J. Primo et als, Trustees of  
The Primo Realty Trust  
295 Beacon Street, Boston

Petitioner seeks a forbidden use and two variances to legalize an existing occupancy of 30 apartments in an apartment (H-5-70) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families not meeting one half the requirements of open space and off street parking is forbidden in an H-5 district.		
Section 17-1. Open space is insufficient.	50 sf/du	21 sf/du
Section 23-1. Off street parking is insufficient.	4 spaces	0

The property, located on Beacon Street at the intersection of Exeter Street, contains a seven story structure. The petitioner indicates the 30 unit occupancy has existed for at least 15 years. The staff recommends that the petitioner supply at least nine off street parking spaces at a nearby facility. The neighborhood is severely congested with on street parking. Recommend approval with proviso.

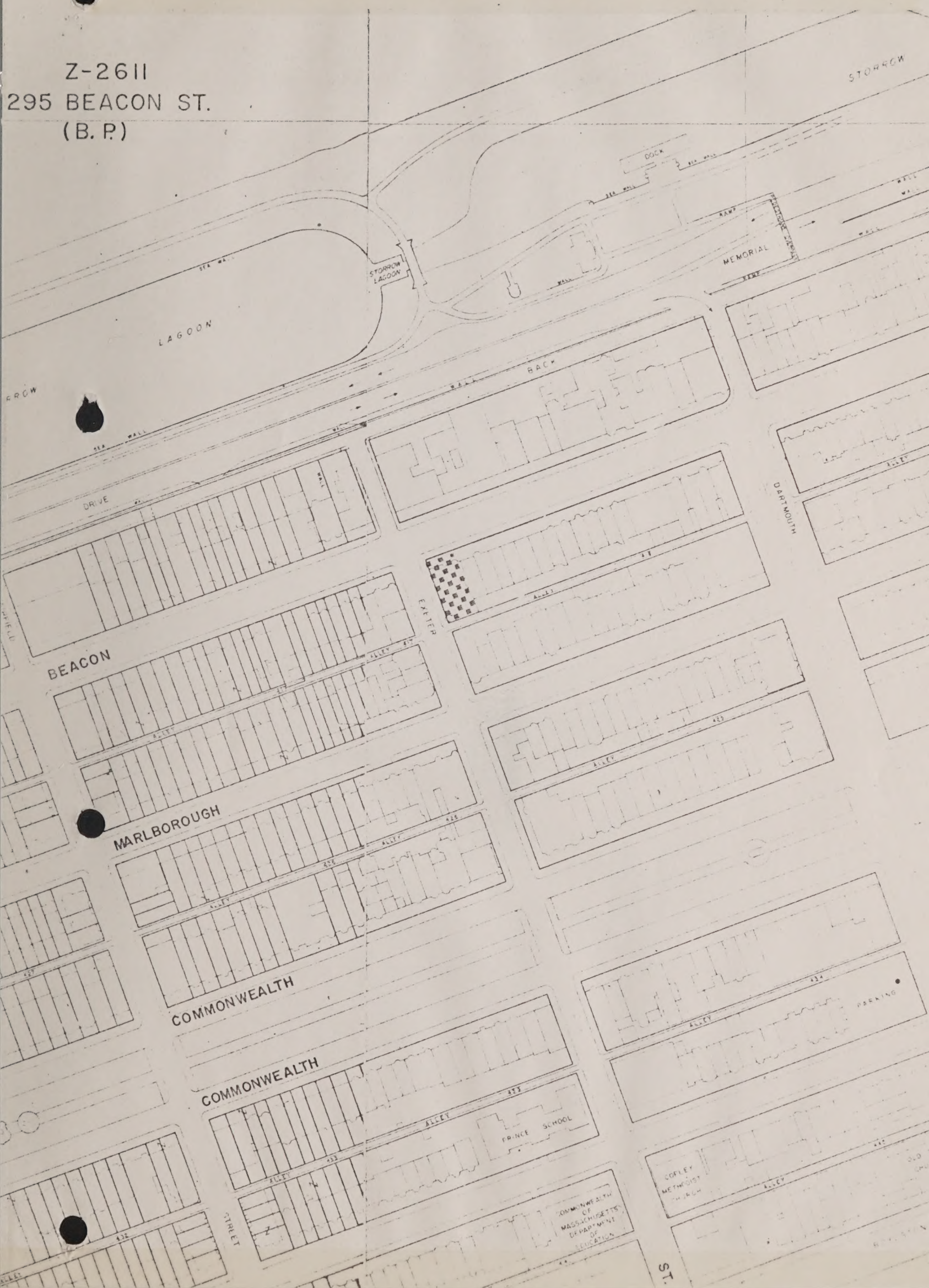
VOTED: That in connection with Petition No. Z-2611, brought by John J. Primo et als, Trustees of The Primo Realty Trust, 295 Beacon Street, Boston, for a forbidden use and two variances to legalize an existing occupancy of 30 apartments in an apartment (H-5-70) district, the Boston Redevelopment Authority recommends approval provided that the petitioner supply at least nine off street parking spaces at a nearby facility. The neighborhood is severely congested with on street parking.



Z-2611

295 BEACON ST.

(B. P.)





Board of Appeal Referrals 10/19/72

Hearing Date: 11/21/72

Petitions Nos. Z-2634-2637  
Herbert Long  
4-6-8-10 Hartwell Street  
Roxbury

Petitioner seeks four forbidden uses and eight variances to combine buildings nos. 4 & 6 and change the occupancy from seven to nine apartments; combine buildings nos. 8 & 10 and change the occupancy from six to eight apartments in an apartment (H-1) district. The proposal violates the code as follows:

All Structures

Section 8-7. Any dwelling converted for more families and not meeting the requirements of lot area and open space is forbidden in an H-1 district.

4 & 6 Hartwell Street

	<u>Req'd</u>	<u>Proposed</u>
Section 14-2. Lot area for additional dwelling unit is in - sufficient.	1000 sf/du	124 sf/du
Section 17-1. Open space is in-sufficient.	400 sf/du	230 sf/du

8 & 10 Hartwell Street

Section 14-2. Lot area for additional dwelling unit is in-sufficient.	1000 sf/du	86 sf/du
Section 17-1. Open space is in-sufficient.	400 sf/du	200 sf/du

The properties, located on Hartwell Street at the intersection of Georgia Street in the Washington Park Urban Renewal area, contains four three story masonry apartment dwellings. The four additional units would be available for elderly occupancy. Other units would be rehabilitated for low-income families. Public transportation and shopping facilities are proximate to the development. Recommend approval with design review proviso.

VOTED: That in connection with Petitions Nos. Z-2634-2637, brought by Herbert Long, 4-6-8-10 Hartwell Street in the Washington Park Urban Renewal area, for four forbidden uses and eight variances to combine buildings and change occupancy from seven to nine apartments and from six to eight apartments in an apartment (H-1) district, the Boston Re-development Authority recommends approval provided the rehabilitation and conversion plans are submitted to the Authority for design review. Units will be available for elderly and low-income families. Public transportation and shopping facilities are proximate to the development.





Z-2634-37  
4-6-8-10 HARTWELL ST.  
(ROX.)